

**SUMMARY MINUTES  
BROWARD COUNTY PLANNING COUNCIL  
FEBRUARY 22, 2024**

**Members Present:** Thomas H. DiGiorgio, Jr., Chair  
City of Pembroke Pines Commissioner Angelo Castillo, Vice Chair  
City of Tamarac Mayor Michelle J. Gomez, Secretary  
Ms. Jessica Abramson  
City of West Park Mayor Felicia Brunson  
Ms. Denise B. Fernandez  
Broward County Commissioner Lamar P. Fisher (via CMT)  
Ms. Ryann Greenberg  
City of Pompano Beach Mayor Rex Hardin  
Mr. Easton K. Harrison (arrival at 10:14 a.m.)  
City of Plantation Councilmember Denise Appleby Horland  
City of Oakland Park Commissioner Letitia Newbold  
City of Coconut Creek Commissioner Jackie Railey  
Mr. David Rosenof  
City of Sunrise Mayor Michael J. Ryan  
Mr. Steve Werthman  
School Board Member Dr. Allen Zeman

**Members Absent:** City of Hollywood Mayor Josh Levy

**Also Present:** Barbara Blake Boy, Executive Director  
Andy Maurodis, Legal Counsel  
Dr. Jennifer Jurado, Ph.D., Chief Res. Officer  
Dr. Gregory Mount, Ph.D., RPA, Assistant Chief Res. Officer  
Mr. Ralph Stone, Broward County Director of Housing Finance  
Karen Pannell, Real Time Reporter

A meeting of the Broward County Planning Council was held on Thursday, February 22, 2024, at 10:08 a.m., in Room 422 of the Broward County Governmental Center, Fort Lauderdale, Florida.

The meeting quorum and format were consistent with Section 1-233 of the Broward County Code of Ordinances regarding advisory boards utilizing communications media technology in the form of telephonic conferencing.

**CALL TO ORDER**

Chair DiGiorgio called the meeting to order.

## **PLEDGE OF ALLEGIANCE**

Vice Chair Castillo led the Pledge of Allegiance.

## **ROLL CALL**

Following the Roll Call by the Real Time Reporter, Chair DiGiorgio declared that a quorum was present.

## **OATH OF OFFICE**

Mr. Steve Werthman was installed as the newest member to the Planning Council. He provided a brief background, noting that he was previously on the Planning Council. Mr. Werthman thanked the Planning Council and Commissioner Furr, for his appointment.

## **CONSENT AGENDA**

Ms. Boy requested the Planning Council accept additional agenda material which was provided to the members. The additional agenda material was accepted with no objection.

- C 1 APPROVAL OF FINAL AGENDA FOR FEBRUARY 22, 2024**
- C 2 FEBRUARY 2024 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**
- C 3 APPROVAL OF SUMMARY MINUTES OF JANUARY 25, 2024**
- C 4 ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS**
  - Mayor Josh Levy

**Vice Chair Castillo made a motion to approve the Consent Agenda. Mayor Gomez seconded the motion. The motion passed unanimously.**

## **REGULAR AGENDA**

Ms. Boy requested a reorganization of the agenda items. She asked that the R 2 presentation be held until the end of the meeting. There was no objection.

Ms. Boy provided a brief overview of item R 1 including that the Executive Committee made a recommendation to find the proposed revisions generally consistent with the strategies and policies of the Broward County Land Use Plan and noting that Dr. Jennifer Jurado and Dr. Gregory Mount were present to answer any questions.

- R 1 Local Planning Agency Review: Proposed Revisions to the Broward County Code of Ordinances, Chapter 27, Article V, Water Resource Management, Section 27-200, Criteria for Issuance or Denial of Stormwater Management**

**Licenses: Updating the Future Conditions Average Wet Season Groundwater Levels Maps.**

**Councilmember Horland made a motion to approve item R 1 per the Executive Committee recommendation. Ms. Greenberg seconded the motion. The motion passed unanimously.**

**R 2 PRESENTATION: Broward County Ten-Year Affordable Housing Master Plan: Leading the Challenge, Sharing the Burden (Ralph Stone, Broward County Director of Housing Finance)**

Ms. Boy introduced Mr. Ralph Stone, Director of Housing Finance for Broward County. She indicated that Mr. Stone had presented an overview of this presentation to the Broward County Commission on Tuesday, February 20, 2024. Commissioner Fisher noted that this item would be before the Commission again at the March 7, 2024, meeting.

Mr. Stone stated that this presentation had been provided to the Commissioners at the Workshop held on December 5, 2023. He discussed the Harvard Joint Center for Housing Studies recently released update on the rental market in the United States based on the most recent census data. He explained that there is a color-coded interactive map that can be found online that reflects the percentage of renters in the area that are cost burdened or spending 30% or more of their earnings on housing. Mr. Stone identified Broward County as the highest cost burdened area on the map spending 62% of earnings on housing. He explained that other states with high costs of living also receive higher wages lowering their percentage. Mr. Stone provided several reasons why people in Broward County are severely cost burdened.

Mr. Stone acknowledged Dr. Ned Murray and detailed his work building the Ten-Year Affordable Housing Master Plan. He stated that the byline of the documents title indicates the purpose of the plan, "Leading the Challenge, Sharing the Burden". Mr. Stone discussed the increase in funding since 2018 that will assist with development and improvements to affordable housing. He explained that the projects stimulate the economy by making permanent jobs and circulating more money in the community. Mr. Stone spoke on the importance of local government support and funding commitments when submitting applications.

Mr. Stone spoke on availability of affordable units, noting all counties are deficient. Referencing a slide, he discussed the top ten industries in Broward County and discussed the low median wages of most employees. He noted several challenges that people in Broward County are facing due to the low wages.

Mr. Stone provided an overview of the strategies that will help with forward

progress on affordable housing, which includes densification. He discussed the importance of measuring the strategies of municipalities and the County to improve affordable housing conditions through funding and creating bonus density. He spoke on the potential ways to develop more affordable units. The Council had no additional questions for Mr. Stone.

### **R 3 COUNSEL'S REPORT**

Mr. Maurodis provided a midsession update of the 2024 Florida Legislative Session. He highlighted several pending bills regarding land use growth management. Mr. Maurodis discussed the requirements, exceptions, and changes to the Live Local Bill. He explained that there will be no public hearing or quasi-judicial hearing if all other criteria are met. Mr. Maurodis stated that there was a total elimination of parking requirements which could affect transportation. He indicated that there is a theme for rapid review and approval with no consultation from governing bodies or the public.

Mr. Maurodis spoke on HB 791, noting the similarity of rapid approval so there is no delay in development. He discussed one change to the Bill which will require approval of the application 120 days from completion unless there is a quasi-judicial hearing making the approval time 180 days from completion.

Mr. Maurodis discussed SB 1364, the Everglades Protection Bill stating that if a project is within proximity to the Everglades, there will be a special required review for the Department of Environmental Protection.

Mr. Maurodis spoke on HB 1221, regarding Land Use and Development Regulations and comprehensive planning provisions. He spoke on changes to planning elements as this bill removes consideration of community goals and visions as a separate component of the local government review. Mr. Maurodis discussed several changes to data collection methods, small scale acreage, application approval, and municipal requirements.

Referring to SB 684 and SB 685, Mr. Maurodis explained the plat approval process and preliminary plat stages. He noted changes that have been made to this bill and the expectation of more changes prior to the end of the session.

Much discussion ensued regarding the Live Local Act and affordable housing.

**R 4 EXECUTIVE DIRECTOR'S REPORT**

Ms. Boy:

- Welcomed Mr. Werthman back to the Planning Council.
- Wished Vice Chair Castillo a Happy Birthday.
- Reminded the Planning Council that the March meeting was previously cancelled. She noted that the next meeting will be held April 25, 2024.

**R 5 CORRESPONDENCE**

None.

**PUBLIC HEARING AGENDA**

Ms. Boy stated that there were no members of the public signed up to speak on item PH 1. She noted that County staff was present to answer questions. She provided a brief overview of item PH 1, noting that staff recommended approval of the item.

**PH 1 AMENDMENT PCNRM 24-2**

**Public Hearing on Update of the Broward County Wetlands Map of the Land Use Plan Natural Resource Map Series**

**Vice Chairman Castillo made a motion to approve PH 1 of the Public Hearing Agenda per Planning Council staff recommendation. Mayor Hardin seconded the motion. The motion passed unanimously.**

**OTHER BUSINESS**

**NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING**

The next Planning Council meeting is scheduled for April 25, 2024, at 10:00 a.m. in Room 422 of the Broward County Governmental Center.

**ADJOURNMENT**

Without objection the Chair adjourned this day's meeting at 11:13 a.m.